

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 9**  
**REGULAR MEETING – THURSDAY, MAY 15, 2025**  
*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Applicants:** Downtown Oakdale LLC and David Yoselevsky  
**Property Owner:** Blank Wall Solutions LLC  
**Address:** Route 163 (Parcel ID: 038-024-000)  
**Date of Receipt:** April 25, 2025  
**Date Received by IWC:** May 15, 2025 (*DRD – July 19, 2025*)

**Applicant Request:** As of right determination for activities within the wetlands and the upland review area in conjunction with the continued historical use of the property, including the mowing of grass and intermittent storage of stone, woodchips, and firewood.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>Applicant states approx. 1,000 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>Applicant states approx. 0 LF</b>
<b>Upland Review Disturbance Area</b>	<b>Applicant states approx. 4,500 SF</b>

**STAFF COMMENTS:**

- This Application is for an As of right determination for activities within the wetlands and the upland review area, including the mowing of grass and intermittent storage of stone, woodchips, and firewood.
- The property is located on 3.39 acres in the R-120 zoning district with approximately 186 feet of frontage onto Route 163. The property is currently undeveloped with a driveway leading to adjacent property at 30 Meetinghouse Lane.
- The property is located within Flood Zone “A”.
- On April 1, 2025 I received a complaint pertaining to the clearing of this property, in close proximity to the wetlands. I conducted an inspection and met with the Applicant. I asked the Applicant to stop all work and submit an Application to IWC. During my inspection, I took photos which are attached to this Staff Report. I noted disturbed soil, specifically in an area with close proximity to the brook which travels through the property and I requested that the Applicant place some woodchips along the disturbed area to avoid any erosion, which was done.
- Attached to your Staff Report are copies of the GIS overview of the property for the periods of 2016 (during which the Applicant owned the property), 2019 and 2023. The purpose of these overviews are to show the areas of wetlands according to the State of Connecticut, as well as the general topography and layout of the parcel during these periods of time.
- The Applicant is requesting permission, through an As of Right Determination to seed the disturbed area with a mix of grasses, clovers and cover crops. Additionally, the Applicant is requesting permission to continue to mow the grass, remove the brush along Meetinghouse Lane, and regrade the area to make for a smoother, more manageable natural topography.

**CONSIDERATION FOR ACTION:**

Should the Commission find this Application to be an “As of Right Determination”, the following language for a Motion for Approval is attached.

**MOTION # 1 (*A Motion to Approve*)**

After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# **25 IWC 9**, submitted by Owner: Blank Wall Solutions LLC, Applicants: Downtown Oakdale LLC and David Yoselevsky for activities within the wetlands and the upland review area, including the mowing of grass and intermittent storage of stone, woodchips, and firewood; more fully described in the Application and associated documents, dated April 25, 2025, is a Permitted Use As of Right and, therefore, no permit is required.

Should the Commission find that this Application requires a Permit, Staff recommends IWC receive and review Application 25 IWC 9, set a date for a site walk (if desired) and table the application to the June 12, 2025 meeting.

# Town of Montville Inspection Report

Date: 4/1/2025 Inspection Type: Wetlands Complaint

MS4/ Erosion and Sediment Control Inspection 

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: Meetinghouse Lane Map/Lot/Block: 038-024-000

Parties Present 

Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Stacy Radford
					Click here to enter text.
					Click here to enter text.
					Click here to enter text.

	Yes	No
CZC Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Comments/Observations

Received a complaint for clearing and dumping into the wetlands along brook on Meetinghouse Lane. Did inspection of the area and met with Dave (contractor on site). Dave agreed to allow me to walk the property with him and he showed me the work he was doing, which included mowing of thick prickles and other tall grass. There was disturbance of soil within the upland review area but no evidence of anything being dumped in the wetlands.



# Town of Montville Inspection Report





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# 2016 Route 163 & Meetinghouse Lane

Town of Montville, CT



May 6, 2025

1 inch = 60 Feet

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# 2019 Route 163 & Meetinghouse Lane

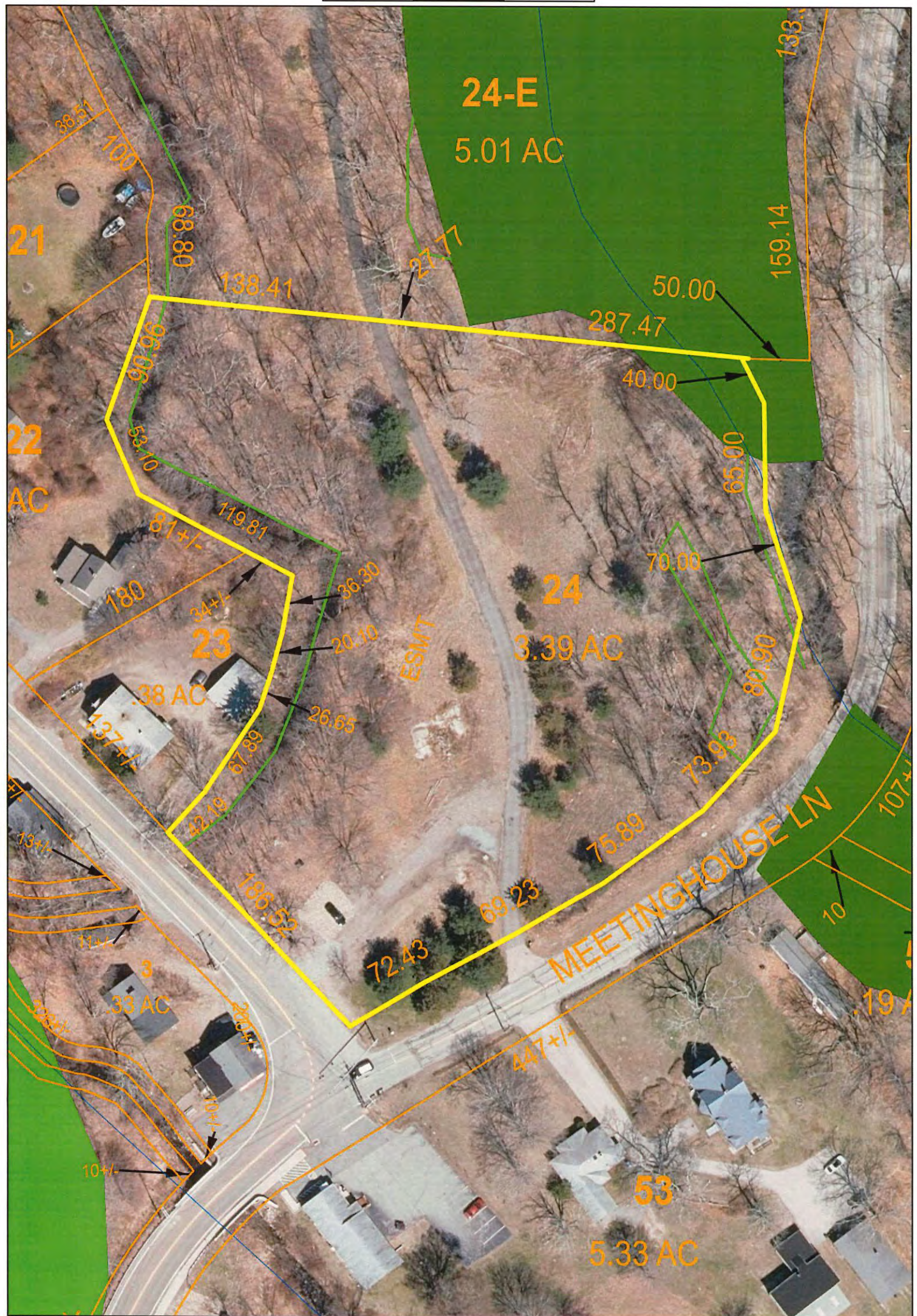
Town of Montville, CT



May 6, 2025

1 inch = 60 Feet

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# 2023 Route 163 & Meetinghouse Lane

Town of Montville, CT

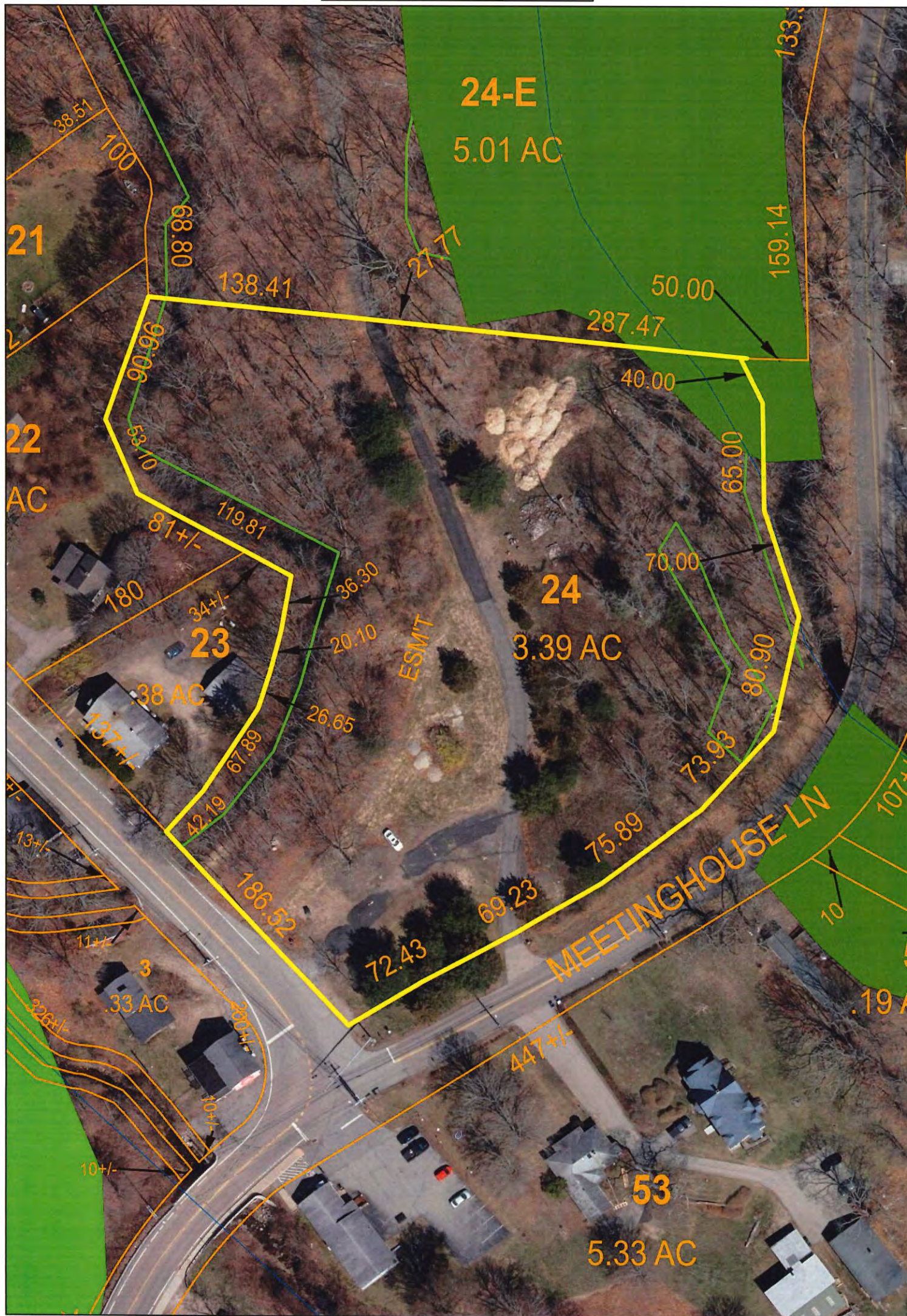


May 6, 2025

1 inch = 60 Feet

0 60 120 180

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# 2023 (Flood Plain) Route 163 & Meetinghouse Lane

Town of Montville, CT



May 6, 2025

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